



**RE/MAX**

COMMERCIAL

## **Office Condo Storage For Sale**

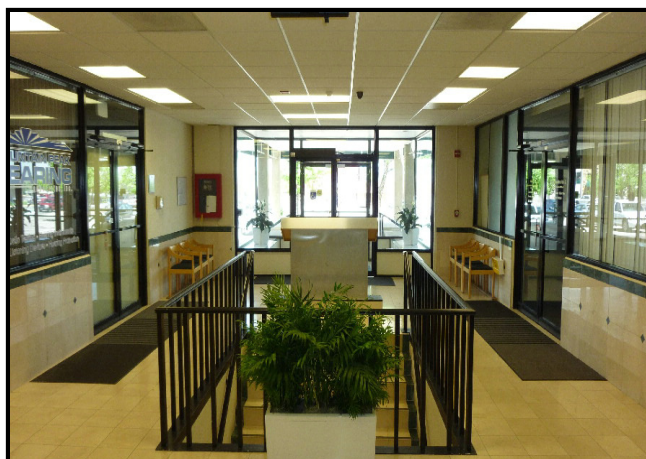
**4045 Wadsworth Blvd, Unit 60**

**Wheat Ridge, CO 80033**



**Eight lower level storage units. Can be rented out separately to other tenants or used entirely by Buyer.**

**Available: 1,000 RSF**  
**Sale Price: \$20,000**  
**Parking: Abundant; Free surface lot**  
**YOC: 1961**  
**Taxes: \$1,055 (2014); \$1.06/SF**  
**Assoc Fees: \$513/Mo; \$6.16/SF**



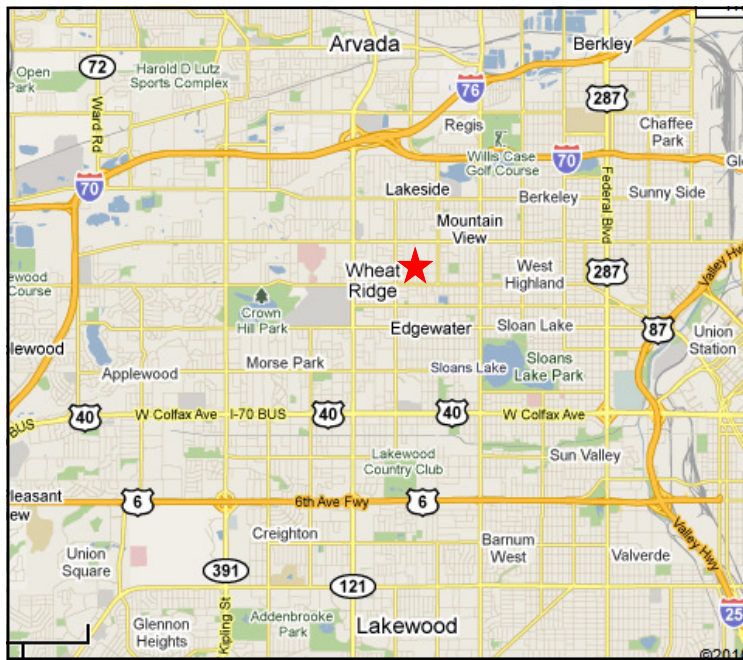
**Lobby**

**Greg Kelly**  
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**RE/MAX PROFESSIONALS**

10135 W San Juan Way, Littleton, CO 80127  
Tel: (303) 972-9999 Fax: (303) 972-9009

The Property information above, while not guaranteed, is from sources we believe are reliable.



### **Building / Area Comments:**

- 2 blocks from Exempla / Lutheran Hospital
- Easily accessible via I-70 and Wadsworth.
- Close to many restaurants, retail, hotels and other amenities.
- Surrounded by high densities in well established community.



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